

Householder Application

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Yorkshire Dales National Park Authority

- 1 AUG 2007



YORKSHIRE DALES
National Park Authority

A1. Applicant Details

C/71/205B

Organisation

Name

Title	Forename	Surname
Mr	David	Roberts

A1.1 Address Details

Name or flat number

Property number or name

Street

Locality

Town

County

Postal Town

Postcode

A1.2 Communication Details

Telephone No.

Telephone No.	Extn No.
_____	_____

Daytime Telephone No.

Fax No.

Email Address

DX Number

A2. Agent Details

Organisation

Home Architecture Ltd

Name

Title	Forename	Surname
Mr	Thomas	Allen

A2.1 Address Details

Name or flat number

[REDACTED]

Property number or name

[REDACTED]

Street

[REDACTED]

Locality

[REDACTED]

Town

[REDACTED]

County

[REDACTED]

Postal Town

[REDACTED]

Postcode

LS17 9LF

A2.2 Communication Details

Telephone No.

Telephone No.	Extn No.
[REDACTED]	[REDACTED]

Daytime Telephone No.

[REDACTED]	[REDACTED]
------------	------------

Fax No.

[REDACTED]	[REDACTED]
------------	------------

Email Address

[REDACTED]

DX Number

[REDACTED]

1. Site Address Details

1.1 Address Details

Name or flat number

Property number or name

Street

Locality

Town

County

Postal Town

Postcode

UPRN

Location

2. Description of the Proposed Development

Development Description

Proposed garden room to the rear of the property below ground level, with access stair and timber decking to the front, and patio to the roof.

3. Access

Is existing access affected?

Pedestrian Yes No

Vehicular Yes No

Is a new access type proposed?

Pedestrian Yes No

Vehicular Yes No

Disability Access

As Existing

4. Other Information

Does the proposal involve the lopping or topping of trees or the removal of trees, shrubs or hedges?

Yes No

5. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?

Yes No

Is the site adjacent to a Public Right Of Way?

Yes No

Describe the proposed alteration of the Public Right of Way

6. Materials

Walls

BECO Wallform - Insulating concrete Formwork System. Dark stained timber cladding to form the external appearance to all sides of the external walls. Timber balustrading and timber balusters.

Roof

Timber floor joists to roof, insulated Sarnafil single ply membrane with Indian Stone paving slabs over.

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

Hedges and soft landscaping as existing. Indian stone paving slabs to the roof and timber decking to the front. Timber stair treads.

7. Floor Space

Please state the existing floorspace of the building

0

sq.m

Please state the proposed new floorspace

25

sq.m

Signature

Electronically submitted; no signature required.

Certificate A

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Mr	Thomas	Allen
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-07-31		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

▲ None of the land to which this application

applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	Thomas	Allen
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-07-31		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Design Statement to accompany the revised Full Planning Application
for the Garden Room of the Existing Dwelling at 48 Badger Gate,
Threshfield

July 31st 2007

This Design Statement accompanies the full revised planning application following comments with the Local Planning Authority. It intends to incorporate all the points addressed by the L.A.

The application site

The site is located in a conservation area near the River Wharfe in Threshfield. The residential area sits beside a fall down to the river level. The houses in the area are all fairly large stone terraces and of a similar nature to the above house proposal.



Location Plan from OS Map



Existing property

The existing property is a mid-terraced dwelling. The property has a stone exterior with a sloping landscape to the rear and a driveway to the front. The rear elevation is of interest to the development proposals, and is shown below.



Rear Elevation

The Existing landscape to the lower garden begins to slope down to the River Wharfe and is mainly wasteland at present. Below is an image from the lower garden down to the river.



Lower Garden landscape

The Proposal

The proposal seeks permission for the construction of a single storey garden room to the lower side of the garden. This will comprise of a sun room, an office space and a storage space with a timber deck to the front, and seating on the roof. The proposed roof will be level with the existing lower garden, and shall be used for garden furniture space. The proposal does not impact on pedestrian or vehicular access to the site and does not reduce the amount of car parking on the site at present.

The garden room has been designed to be innovative in construction and soft in appearance. To be subtle and use neutral colours is paramount to this project with substantial use of stained timber and non-reflective glazing. The boundaries are left as existing and the space between boundary and construction lessens the effect upon neighbouring properties.

The materials to be used in the construction are predominantly timber, with timber decking, cladding and balustrading. There is an element of stone paving slabs to the roof of the garden room.

It is our opinion that the proposed garden room to the existing dwelling complies with the current local authority planning guidelines. The proposed design will enhance the existing property by improving existing wasteland into habitable land and will provide the additional space required by the owners.



Rear Elevation

Conclusion

The character of the proposal would be in-keeping with the scale of its surroundings, and the use of natural materials would be an enhancement, with a subtle contrast, to the surrounding landscape.

There will be no adverse affects on the residential amenity of neighbouring buildings. There will be no adverse affects from vehicles using the site.